



# FOR SALE: Hollywood Soundstage



800 Seward Street | Hollywood, CA 90038

## Hollywood Media District Stage Campus property

The Property is located on one of Hollywood's most desirable streets within the Hollywood Media District, a destination for entertainment, art, design, and retail. This incredible soundstage complex is within close proximity to Netflix, Red Studios, Milk Studios, Sunset Las Palmas Studios, as well as Rao's, Gigi's, Mr. T's, Tartine, Just One Eye, Mother's Market, Mozza, and Larchmont Village.

- 9,794 SF building including:
  - 6,000 SF Soundstage (100'x60')
  - 24' Clear Height to grid
  - Wardrobe and Hair/Makeup
  - Offices and Bullpen
  - Catwalk and Ample Storage
- Gated onsite lot with 10 spaces



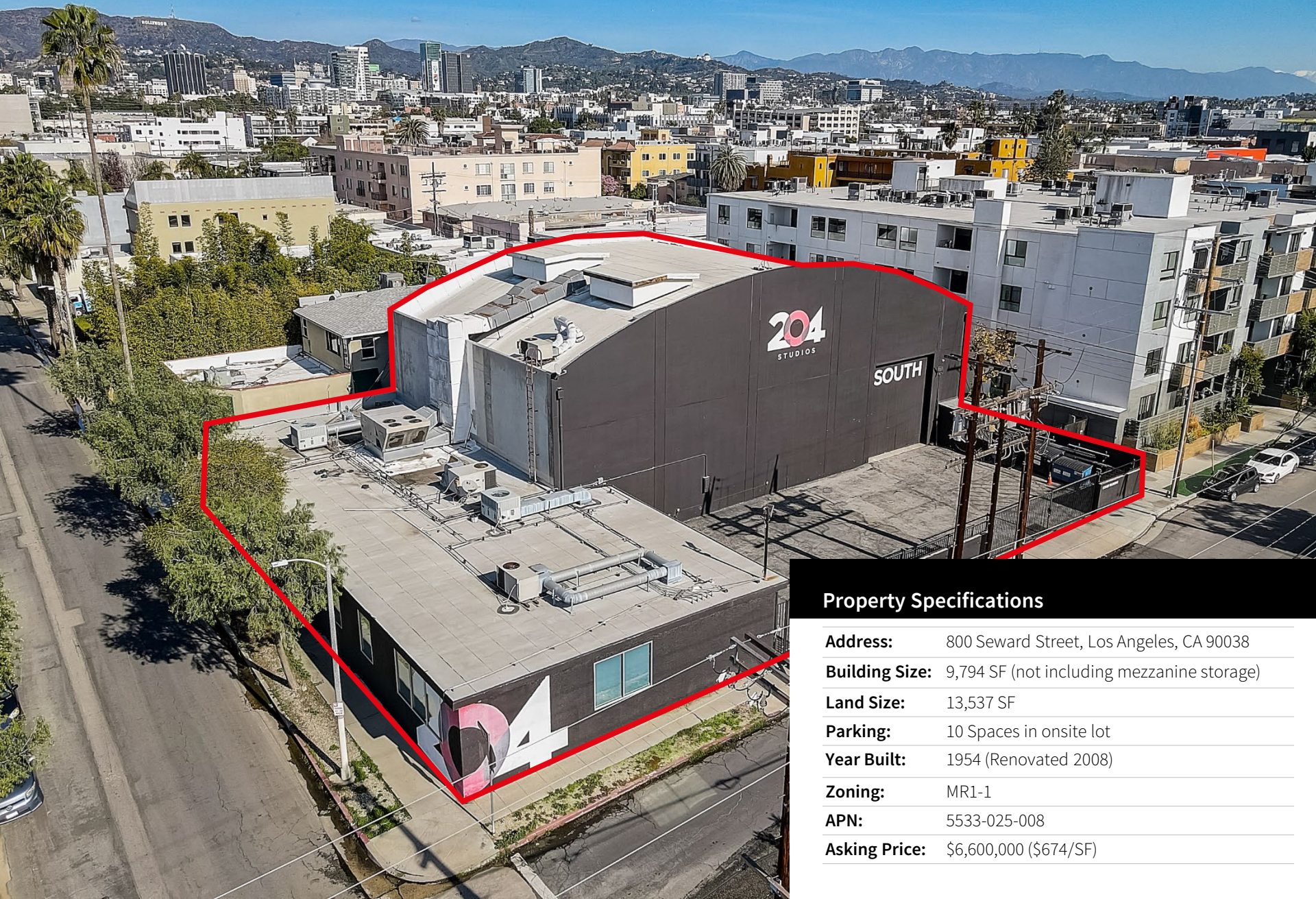
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**Virtual Tour**



## Property Overview



### Property Specifications

<b>Address:</b>	800 Seward Street, Los Angeles, CA 90038
<b>Building Size:</b>	9,794 SF (not including mezzanine storage)
<b>Land Size:</b>	13,537 SF
<b>Parking:</b>	10 Spaces in onsite lot
<b>Year Built:</b>	1954 (Renovated 2008)
<b>Zoning:</b>	MR1-1
<b>APN:</b>	5533-025-008
<b>Asking Price:</b>	\$6,600,000 (\$674/SF)



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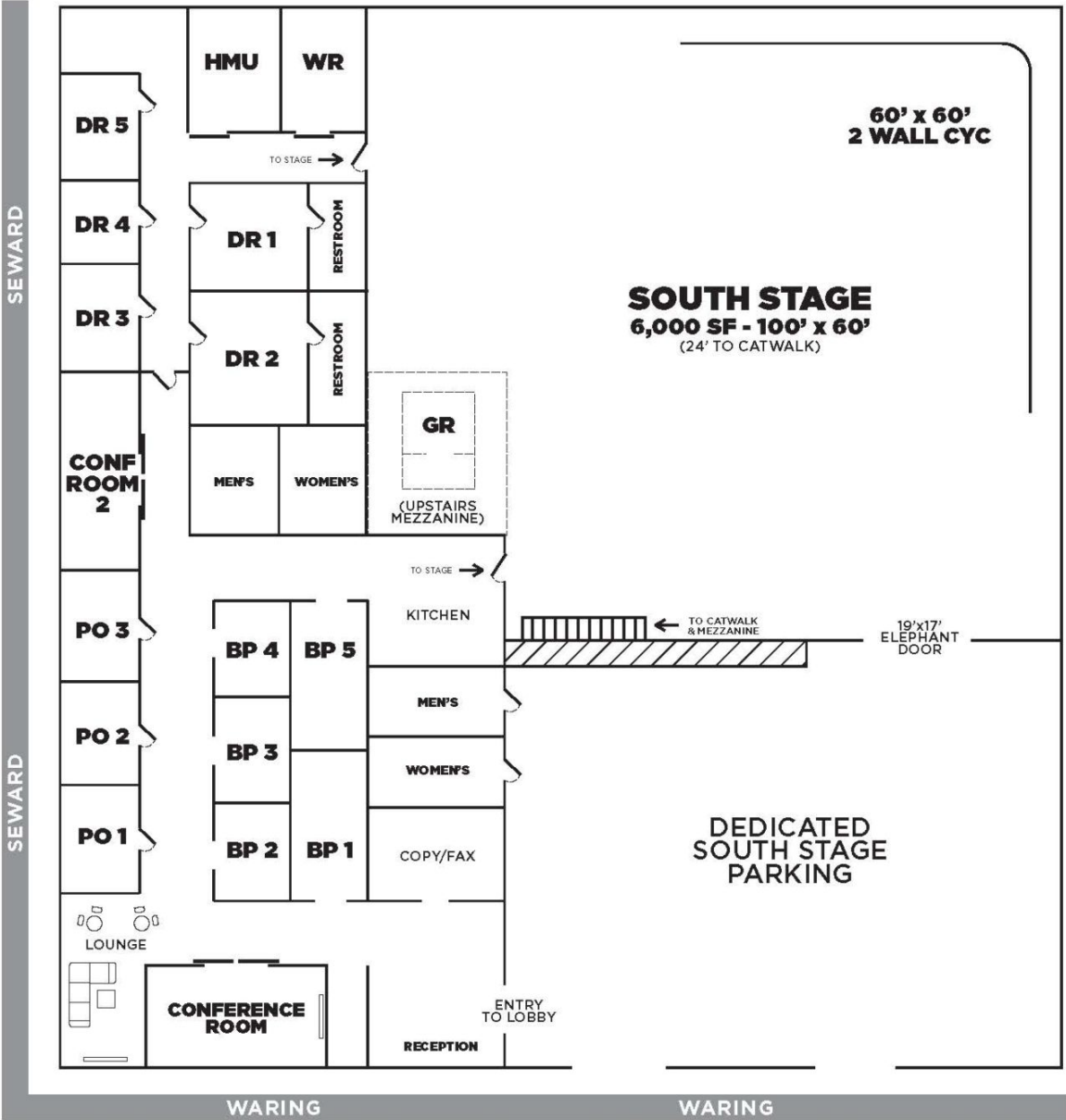


### Property / Studio Features

- 6,000 SF – 100' x 60' sound stage
- 24' clear height to the grid
- 2 wall Cyclorama – 60' x 60' - 24' H
- 3600 Amp/Single Phase, 2 Sub-Panels run to Cat Walk
- 40 Tons HVAC Package units with Duct Silencers (15 Tons in office area, 25 Tons in stage)
- Sound-Proofed
- 10 Dedicated Parking Spots
- Large Kitchen
- Two (2) Women's, Two (2) Men's Restrooms
- Green Room
- Five (5) Dressing, (2 w/ private bathroom)
- One (1) Wardrobe
- One (1) Hair & Makeup Room
- High Speed Internet/Wi-Fi & Copy/Fax Room
- 19'H x 17'W Elephant Loading Door
- Five (5) Bullpens
- Two (2) Conference Rooms
- Three (3) Private Offices
- Large Reception and separate Lounge Areas

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Floor Plan





# Destination: Hollywood Media District

## SYCAMORE DISTRICT:

- SiriusXM
- RocNation
- Gigi's
- Just One Eye
- Mr. T's
- Tartine
- Sightglass Coffee

Iron Mountain

Roosevelt Hotel

Ovation / Dolby Theater

Mother's Market

Sunset Las Palmas Studios

959 Seward

Rao's

Smuggler

800 SEWARD

PLUS Development

MOTIVE Creative

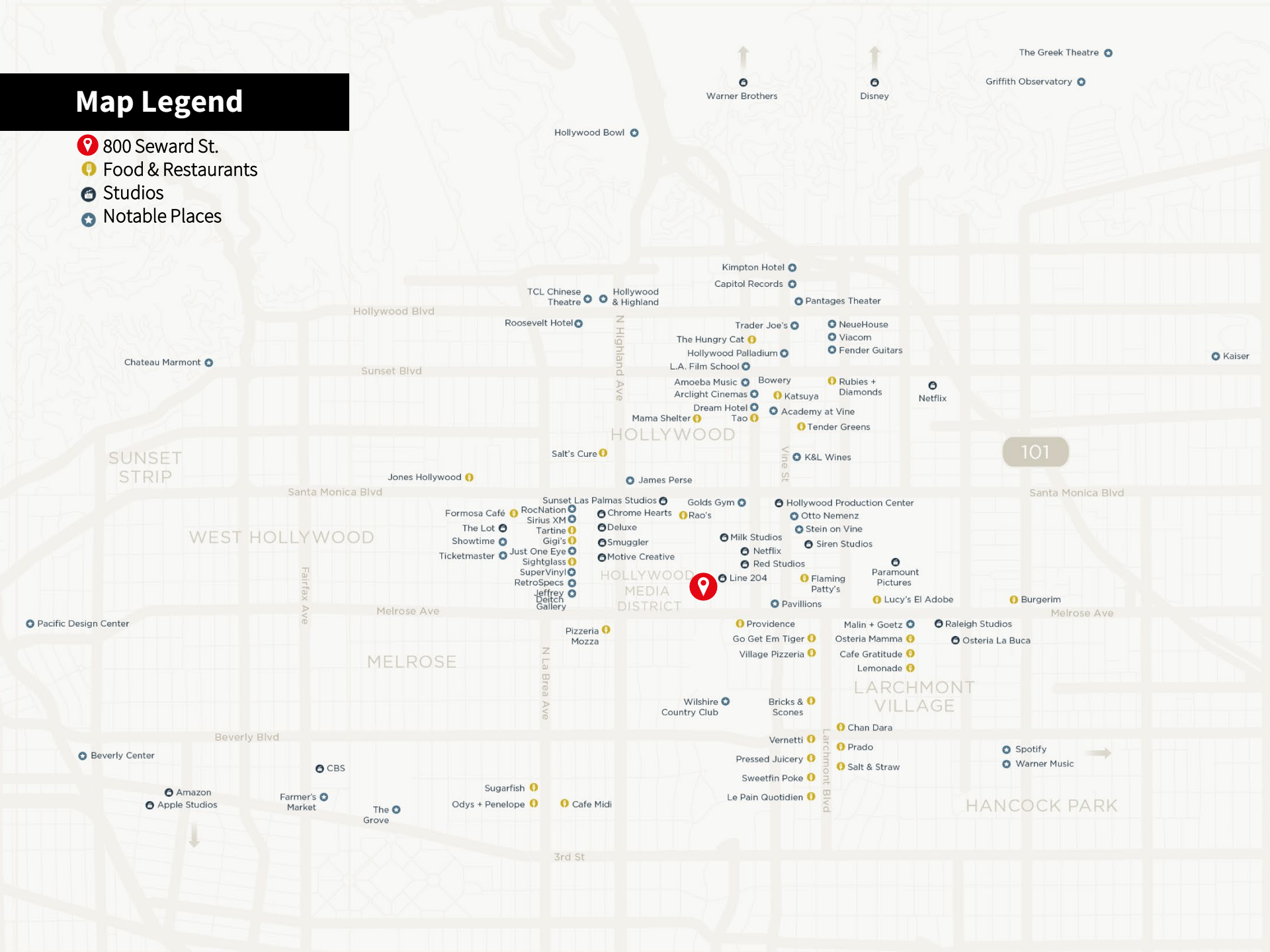
Ryan Murphy / Netflix

Echelon @ 712 Seward





- 800 Seward St.
- Food & Restaurants
- Studios
- Notable Places







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## Contact

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